

**TERMINATION OF TENANCY
Notice of Termination**



I/We: _____

Wish to terminate the tenancy of the following property:

With effect from: _____
(Please note that 4 weeks' notice is required in all cases other than due to the death of the sole tenant or if you have been requested to transfer to another AHA property)

Keys given to you at the start of your tenancy (*Please detail*):

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You will need to hand back ALL keys to Alderney Housing Association (AHA) prior to, or on the last day of your tenancy.

Please indicate your preference:

- You will be met at the property: Date: _____ (mon. – fri.)
Time: _____ (8.30-12.30)
- Return the keys to the AHA office: Date: _____
(Through letterbox if AHA office is closed)

Failure to return your keys on time, as requested, will result in you being charged additional rent for the property.

Please note a property inspection will be carried out prior to the end of your tenancy. This is standard procedure for all AHA tenants.

Please list any known damage/adaptations to the property prior to the inspection:

My/Our forwarding address will be:

Contact Number: _____

Current Outstanding Rent arrears (if any): _____

ALL ARREARS MUST BE CLEARED PRIOR TO THE END OF YOUR TENANCY

Reason for Termination of Tenancy:

- Buying own property
- Moving to another AHA property
- Moving in with friends/family
- Residential Care/Nursing Home/Extra Care
- Renting from Private Landlord
- Partial Ownership
- Other – please specify _____

Please note any specific reasons that have caused you to leave AHA accommodation and/or any feedback on the property:-

The tenant is to give the Landlord vacant possession returning all keys for the Premises to the Landlord at the end of the Tenancy and to remove all furniture, personal possessions, all rubbish/refuse and carpets (unless pre-agreed with the Landlord to remain in situ) leaving the Premises and the Landlord's fixtures and fittings in good order and in a clean and tidy condition.

The Tenant must hand back the Premises in good condition and decoration in the same or similar colours as at the commencement of the Tenancy and to decorate using only neutral colours all internal parts of the Premises as frequently as is necessary to keep them in good decorative order. The tenant is not permitted to use wallpaper or paper borders on any areas in the property.

Should the tenant smoke or allow smoking inside the Premises the Tenant will be required to make good any discolouration to the interior of the Premises caused from smoking.

The Landlord accepts no responsibility for anything left at the Premises by the Tenant at the end of the Tenancy.

The Tenant to ensure the oil storage tank has a minimum of 250 litres remaining and to ensure one gas bottle at least is left full.

Where the Tenant fails to remove his/her possessions from the Premises following the end of the Tenancy, the Landlord shall be entitled to sell or dispose of any possessions at the absolute discretion of the Landlord and will deduct all reasonable costs of the sale from the proceeds and will account to the Tenant for the balance of the sale proceeds ("the Balance").

If the Tenant does not collect the balance within 6 weeks from notification of the sale, or if the Landlord cannot, after reasonable efforts, contact the Tenant, then the Landlord may apply the balance in furtherance of its housing objectives.

In cases where the Tenant has any indebtedness to the Landlord, the balance may be immediately applied by the Landlord to reduce or extinguish the debt.

Where the Tenant fails to clear all possessions from the Premises at the end of the Tenancy, the Tenant agrees to pay the Landlord a sum equivalent to the Rent for the Premises until such time as the Premises have been cleared.

I/We agree to remove all items from the above property. Where this is being arranged on my behalf and assist in the re-let then anything left after two weeks from the notification date will be removed and disposed of by AHA.

ALL items (personal and otherwise) will automatically become the property of AHA from this date, for them to dispose of/sell/gift/remove etc as deemed appropriate and necessary.

I/We understand that I may be charged for this service, along with any items of tenant neglect or damage not deemed to be 'fair wear and tear.'

I/We agree to leave the property and any outside area in a clean and tidy state and I understand that I may be charged for any cleaning that may need to be done by AHA.

I/We agree to AHA forwarding my new address to local utility providers.

Signed (Tenant):

Print Name:

Signed (Joint Tenant):

Print Name:

Date Signed: